

*"Building Dreams, Crafting Futures"*



# "YOUR DREAM HOME, OUR PASSION."



+91 99621 21177 | [www.saiashwini-homes.com](http://www.saiashwini-homes.com)

## About us

We are dedicated to delivering top-quality results with passion and precision. Our team brings expertise and innovation to every project, ensuring excellence in every detail. Committed to client satisfaction, we focus on building strong relationships through trust and reliability. With a deep understanding of the industry, we tackle each challenge with creativity and skill. At the heart of our services is a passion for transforming ideas into Reality.

## Vision

- To be a premier construction partner in Chennai
- dedicated to building lasting structures that shape tomorrow's
- skyline through expert craftsmanship and innovative solutions.

## Mission

- Expertise and experience in the industry
- Commitment to quality using the best materials and skilled craftsmanship
- Timely project delivery without compromising on quality
- Innovative solutions embracing modern technology and techniques



## How Do We Work?

01

### DISCOVERY PHASE

We Understand Our Clients' Needs and discuss about our price ranges Client can visit our Previously completed Projects. Project Site Survey will be done. Feasibility report will be made and discussed.

02

### PROJECT BOOKING PHASE

Personalized Budget proposal is submitted and Project Booking happens.

03

### DESIGN AND AGREEMENT PHASE

2D Floor plan, 3D elevation, mobilisation works like Plan Approval process, and Final agreement is processed.

04

### WORKING DRAWINGS AND MOBILISATION PHASE

Architectural, Structural, MEP Working Drawings, On site Mobilisation works, Poomi Pooja, Electricityconnection, Borewell and fencing arrangements.

05

### ON SITE CONSTRUCTION, INTERIOR & LANDSCAPE DESIGNING

Work Execution Activities are updated to client through Telegram Group on daily basis. Finishing materials, Interior, Landscape Designing will be completed.

06

### INTERIOR FIT OUTS, LANDSCAPES & DELIVERY

All the Interior Fit out, Landscapes and Finishing works will be Executed. After conducting all Quality inspections, Project will be handed over Successfully.

07

### POST DELIVERY MAINTANANCE

After Delivering the Project, at Six month and 1 year Our Maintenance will visit and resolve if anything to be addressed. Any incidental maintenance requests raised by the client will also be carried out as required.



# Our Construction Process

- 
- A faint, light-colored architectural line drawing of a multi-story building with a complex roofline, including terraces and a central tower, serves as the background for the list.
01. Bhoomi Pooja
  02. Soil Test
  03. Column Marking
  04. Excavation
  05. Foundation (Isolated & Pile Footing)
  06. Column Rising
  07. Brick Work
  08. Roof Work
  09. Vasakal Pooja
  10. Plumbing & Electrical Works
  11. Plastering, Putty, Primer & Painting Works
  12. Tiles & Granite Laying Work
  13. Fixing of Doors, Windows & Grill
  14. Installation of Gates
  15. Site Cleaning & Handover

# Our Packages

## DRAWING

### GOLD

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)
- Structural Drawing

### PLATINUM

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)
- Structural Drawing
- Partial 3D Floor Plan

### DIAMOND

- Scheme Drawing : All Floors (2d)
- Elevation Design:(3d)
- Structural Drawing
- Building Plan Approval Drawing
- Geotechnical Investigation Report (sail test)

### EMERALD

- Scheme Drawing : All Floors (2d)
- Elevation Design :(3d)
- Structural Drawing
- Partial 3D Floor Plan
- Building Plan Approval Drawing
- Electrical Drawing (2D)
- Plumbing Drawing (2D)
- 3D Walk -Through
- Geotechnical Investigation Report (sail test)

## PROJECT SYSTEM

### GOLD

- Daily Progress Documentation and Project Status Tracking

### PLATINUM

- Daily Progress Documentation and Project Status Tracking

### DIAMOND

- Daily Progress Documentation and Project Status Tracking
- CCTV Access - live Status

### EMERALD

- Daily Progress Documentation and Project Status Tracking
- CCTV Access - live Status

## STRUCTURE

### GOLD

- Cement: Chettinad / Zuari
- Steel: Arun Plus FE 550 or Equivalent
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Fly Ash Bricks For all partition walls & Solid Block For basement
- Floor-to-Floor Height: 10 Feet
- Basement Height : 3 Feet
- Concrete Grade : M20
- Parapet Wall : 3 Feet Height | 4" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4-Inch Thickness

### PLATINUM

- Cement: Ramco / Dalmia
- Steel: Pulkit / GBR / ARS or Equivalent
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Red bricks for all partition walls and fly ash bricks for the basement
- Floor-to-Floor Height: 10 Feet
- Basement Height : 3 Feet
- Concrete Grade : M20
- Parapet Wall : 3 Feet Height | 4." Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4-Inch Thickness

### DIAMOND

- Cement: Ultratech / Coramandel
- Steel: Isteel / Vizag or Equivalent
- M Sand : Brick / Block & All Masonry Works
- P Sand : Plastering Works
- Chamber bricks (Box) for all works.
- Floor-to-Floor Height: 10.5 Feet
- Basement Height : 3.5 Feet
- Concrete Grade : M25
- Parapet Wall : 3.5 Feet Height | 6" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4-Inch Thickness

### EMERALD

- Cement: Ultratech / Coramandel
- Steel: TATA / JSW
- M Sand : Brick / Block & All Masonry Works
- River Sand : P Sand -1:1 ratio
- Wire-cut bricks for all works.
- Floor-to-Floor Height: 11 Feet
- Basement Height : 5 Feet
- Concrete Grade : M25
- Parapet Wall : 3.5 Feet Height | 6" Thickness
- Exterior Walls: 9-Inch Thickness
- Interior Walls: 4-Inch Thickness

## BATHROOM & PLUMBING

### GOLD

- Wall Tiles : Upto 7' Height. Size 2'X1' Vitrified Tile. Upto ₹35/Sqft
- Bath & CP Fittings : Cera | Upto ₹ 12000 Per Bathroom | Floor Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Any ISI Brand

### PLATINUM

- Wall Tiles : Upto Ceiling (Full Height). Size 2'X2' Vitrified Tile. Upto ₹40/Sqft. 1 Colour for 2 Bathrooms
- Bath & CP Fittings : Parryware | Upto ₹17000 Per Bathroom | Wall Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, 2-in-1 Wall Mixer.
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Orbit / Finolex

### DIAMOND

- Wall Tiles : Upto Ceiling (Full Height). 4'X2' Digital Vitrified Tile. Upto ₹50/Sqft
- Bath & CP Fittings : parryware | Upto ₹20,000 Per Bathroom | Wall Mounted EWC, Wall Mounted Wash Basin, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer.
- Plumbing Pipes & Fittings : Inner CPVC, Outer PVC. Brands: Ashirwad / Finolex

### EMERALD

- Wall Tiles : Upto Ceiling (Full Height). 4'X2' Vitrified Tile. Upto ₹80/Sqft
- Bath & CP Fittings : Jaquar /parryware | Upto ₹40000 Per Bathroom | Concealed EWC, Counter Top Wash Basin, Marble Counter Slab, Pillar Tap, Health Faucet, Shower Set, Concealed Wall Mixer.
- Solar Heater Plumbing Lines : Included
- (If Required)

## FLOORING

### GOLD

- Living, Dining, Bedrooms & Kitchen : 4'X2' | Quarts Tiles Upto ₹100/Sqft
- Balcony & Utility : Size 2'X2' | Upto 60/Sqft
- Staircase : Granite Upto ₹110/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹70/Sqft

### PLATINUM

- Living, Dining, Bedrooms & Kitchen : 2'X2' Vitrified Tiles Upto ₹45/Sqft. Anuj
- Balcony & Utility : Size 1'X1' | Upto 30/Sqft
- Staircase : Size 1'X1' Tile : Upto ₹35/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹35/Sqft

### DIAMOND

- Living, Dining, Bedrooms & Kitchen : 4'X2' | Vitrified Tiles Upto ₹50/Sqft. 1 Model for Living, Dining and Kitchen. KAG / Anuj / Kajaria or Equivalent
- Balcony & Utility : Size 2'X2' Upto 45/Sqft | Antiskid
- Staircase : Size 1'X1' Tile : Upto ₹45/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹45/Sqft

### EMERALD

- Living, Dining, Bedrooms & Kitchen : 4'X2' | Tiles Upto ₹60/Sqft. Somany / Kajaria / KAG or Equivalent
- Balcony & Utility : Size 2'X2' | Upto 55/Sqft
- Staircase : Full Body Tile : Upto ₹60/sqft
- Car Parking : 1'X1' Parking Tile | Upto ₹55/Sqft

## KITCHEN & DINING

### GOLD

- Wall Tile : Vitrified Tile (2'X1') | Upto ₹35/Sqft
- Sink Faucet: ₹1,000
- Kitchen Sink : Stainless Steel single bowl Upto ₹2500
- Wash Basin: Wall-Mounted Wash Basin
- Kitchen Granite Top : Upto ₹90/Sqft

### PLATINUM

- Wall Tile : Vitrified Tile (2'X1') | Upto ₹40/Sqft
- Sink Faucet: ₹1,500
- Kitchen Sink : Stainless Steel single bowl Upto ₹3000
- Wash Basin: Wall-Mounted Wash Basin
- Kitchen Granite Top : Upto ₹130/Sqft

### DIAMOND

- Wall Tile : Vitrified Tile (4'X2') | Upto ₹50/Sqft
- Sink Faucet: ₹2,000
- Kitchen Sink : Quartz Sink with Drain Upto ₹4000
- Wash Basin: Granite Countertop with Wash Basin
- Kitchen Granite Top : Upto ₹140/Sqft

### EMERALD

- Wall Tile : Vitrified Tile (4'X2') | Upto ₹80/Sqft
- Sink Faucet: ₹5,000
- Kitchen Sink : Multifunction Sink Upto ₹10,000
- Wash Basin: Premium Designer Collection with Marble Counter and Designer Tap
- Kitchen Granite Top : Quarts Stone Upto ₹300/Sqft



## DOOR, WINDOWS & RAILING

### GOLD

- Main Door : Malaysian Teak Door & Teak Frame | 32mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width - up to 20.000 1 No only
- Room Doors : White Panel Door | 2nd Teak Fream Frame | 7'X3'
- Bathroom Door : PVC Door 20mm | 7'X2.5'
- Windows : UPVC Sliding window | Max 4' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : MS Railing
- Balcony Railing : MS Railing

### PLATINUM

- Main Door : Malaysian Teak Door & Teak Frame - Readymade | 35mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width | Upto 22000/nos | 1 Nos only.
- Room Doors : White Panel Door | 2nd Teak Fream Frame | 7'X3'
- Bathroom Door : PVC Door 30mm & Frame | 7'X2.5'
- Windows : UPVC Sliding White | Max 4' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : SS 304 Grade Railing
- Balcony Railing : SS 304 Grade Railing with Designer Glass with Posts

### DIAMOND

- Main Door : 1st Teak Door & Teak Frame | 35mm Thickness | 5"X3" Thick Frame | 7' Height 3.5 Feet Width. Up to 25,000
- Room Doors : Flush Door | 2nd Teak Fream Wood Frame | 7'X3'
- Bathroom Door : WPC Door & Frame | 7'X2.5'
- Windows : UPVC Sliding White | Max 4' X 4' | One Window Per Room | 5mm Clear Glass
- Staircase Railing : SS 304 Grade Railing
- Balcony Railing : SS 304 Grade Railing with Designer Glass with Posts

### EMERALD

- Main Door : 1st Teak Door & Teak Frame | 35mm Thickness | 5"X4" Thick Frame | 8' Height 4 Feet Width. Up to 50,000
- Room Doors : Priume Door | 1st Teak Fream Wood Frame | 7'X3'
- Bathroom Door : Water Proof Flush Door with Designer Laminates | 7X2.5'
- Windows : Openable Type | UPVC Coloured | Max 5' X 5' on Size and Glass
- Staircase Railing : SS 304 Grade Railing With Glass
- Balcony Railing : SS 304 Grade Railing with Designer Glass with Posts

## PAINTING

### GOLD

- Wall Putty: 2 coats of Asian wall putty
- Wall & Ceiling Paint : 1 coat of primer, 2 coats of Asian Tractor Emulsion
- Exterior Paint: 1 coat of primer, 2 coats of Asian Ace paint

### PLATINUM

- Wall Putty: 2 coats of Asian Wall Putty
- Wall & Ceiling Paint: 1 coat of Primer, 2 coats of Asian Premium Paint
- Exterior Paint: 1 coat of Primer, 2 coats of Asian Ace paint
- Elevation Putty: 2 coats of Asian Putty on the front elevation Asian Apex Ultima Protek

### DIAMOND

- Wall Putty: 2 coats of Asian wall putty
- Wall & Ceiling Paint : 1 coat of primer, 2 coats of Asian Tractor Emulsion
- Exterior Paint: 1 coat of Primer, Asian Ace paint
- Elevation Putty: 2 coats of Brilla Wallseal Waterproofing on all sides of the elevation, 2 coats of Asian Apex Ultima Protek

### EMERALD

- Wall Putty: 2 coats of Birla Wall Putty
- Wall Paint: 1 coat of Primer, 2 coats of Royale Luxury Emulsion
- Ceiling Paint: 1 coat of Primer, 2 coats of Royale Luxury Emulsion
- Exterior Paint: 1 coat of Primer, 2 coats of Asian Apex Ultima Protek
- Elevation Putty: 2 coats of Birla Wallseal Waterproofing on all sides of the elevation

## ELECTRICALS

### GOLD

- Wires – Essar
- Switches – Orbit
- Bedroom : 2 Switch Box(8-Module). One at Entrance and one at Bed-side
- Bedroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Living Room : Upto 4 Switch Box (8 Module)
- Dining : 1 Switch (8-Module)
- Pooja : 1 Switch (3-Module)
- Kitchen : 3 Switch Box (6 Module). Point for HOB, Chimney, RO
- Utility : 1 Switch Box (4-Module)
- AC Points : 1 for Each Bedroom.
- Entrance : 1 Switch Box (6-Module)
- Balconies : 1 Switch Box (3-Module)

### PLATINUM

- Wires – Orbit (FRLS Grade) Fireproof
- Switches – GM
- Bedroom : 3 Switch Box(8-Module)
- Bathroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Living Room : Upto 4 Switch Box (8 Module)
- Dining : 1 Switch (8-Module)
- Pooja : 1 Switch (3-Module)
- Kitchen : 3 Switch Box (6 Module). Point for HOB, Chimney, RO
- Utility : 1 Switch Box (4-Module)
- AC Points : 1 for Each Bedroom. 1 for Living Room
- Entrance : 1 Switch Box (6-Module)
- Balconies : 1 Switch Box (3-Module)

### DIAMOND

- Wires – Finolex / Havells (FRLS Grade) Fireproof
- Switches – GM
- No Restriction on Number of Points. Except for Lifts, DG, Curtain Motors, Swimming Pool, Ro Plant, Pressure Pump, Intercom, Surveillance System, Exterior Light Points, Gate Automation, lightning arrester, Hybrid Solar Heater, Water Fountain, HVAC Systems.
- Bedroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Electricity Panel Board - Single Service with RLCB - Exterior Grade

### EMERALD

- Wires – Finolex / Havells (FRLS Grade) Fireproof
- Switches – Touch Switches with Glass Plates.
- No Restriction on Number of Points. Required power points will be provided for Lifts, DG, Curtain Motors, Swimming Pool, Ro Plant, Pressure Pump, Intercom, Surveillance System, Exterior Light Points, Gate Automation, lightning arrester, Hybrid Solar Heater, Water Fountain, HVAC Systems.
- Bedroom : 1 Switch Box(Inner) 4-Module, 1 Switch Box(Outer) 3-Module. Point for Heater & Exhaust
- Electricity Panel Board - Upto 2 Service Connection with RLCB Exterior Grade

## WHAT NOT INCLUDED

### GOLD

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
- Elevation Special Materials: Additional Cost

### PLATINUM

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
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- Compound Wall
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### EMERALD

- Compound Wall
- Sump & Septic Tank
- Lift, Lift Pit and Shaft
- Electricity Connection (EB line)
- Building Plan Approval: Not Included
- Elevation Special Materials: Additional Cost



## Exclusions & Incidentals

- ✓ Increase in depth of foundation (or) increase in height of basement will be charged extra.
- ✓ Electricity & water for construction and labour shed will be provided by the client in free of cost to facilitate the project execution.
- ✓ A specific area to make labour shed/cabin and to store materials will be provided by the client adjacent or nearer to the site. (for other than Kanyakumari district in T.N)
- ✓ Additional expenses due to any unusual problems such as undiggable rock/shale (or) pressure of springs/ other water sources will be borne by the client.
- ✓ Design charges which are not included in the selected package will be as per the basic design price list of Sai Ashwini.
- ✓ Circular or any Special staircase designs, Slope roof and shingles will be charged as per actual.
- ✓ Cost of elevation works, Elevation cladding/Architectural elements like Niches, per gola, CNC Grills which are not included in package will be charged as per actual.
- ✓ Lift well, Swimming Pool, Lift head room and any other RCC walls will be charged as per actual.
- ✓ External Electrical works, UG cables, Panels, Genset provisions will be charged as per actual.
- ✓ SBC of Soil is considered 180 Kn/m<sup>2</sup>. Deviation of foundation due to soil condition is charged extra.

## Liaisoning Work

- ✓ Sai Ashwini Homes will provide liaisoning assistance with government agencies to obtain permissions and approvals, besides all the fee and incidental expenses including handling charges will be taken care by the client for the following (only if client expects)
- ✓ Construction Plan Sanction
- ✓ Temporary Electricity connection
- ✓ Permanent Electricity connection
- ✓ Availing Bank loans

**ALSO WE WILL FURNISH THE  
PRICES ON DEMAND FOR..**

**TERRACE GARDEN**

**WALL GARDEN**

**IN DOOR GARDEN**

**FOUNTAIN**

**SWIMMING POOL**

**GAZEBO**

**HOME AUTOMATION WITH ALEXA**

**SOLAR PANEL**

**SMART SWITCHES**

**SWITCHABLE PRIVACY GLASS**

**GYM EQUIPMENTS PACKAGE**

**HOME THEATRE AND ACOUSTIC PACKAGE**

**CENTRALISED AIR CONDITIONING**

**SPA**

# FAQ's

## 1. Why Should I Prefer Sai Ashwini Homes?

**Sai Ashwini Homes** Delivers Best Customer experience by Designing and Building your home innovatively, by thoroughly understanding your needs and desires. Since we deliver all services under a Single Roof including interiors, Landscape, Home automation, MEP and upto all furnishings, you don't need to separately Go For any Design and Project management Consultations, and so your Time and Money is saved.

## 2. Is Sai Ashwini Homes a design-build firm?

Yes, **Sai Ashwini Homes** is a Design- Build firm, which has got in-house group of architects, designers, structural engineers, MEP, project management team, dedicated site engineers to execute the construction and interior Projects.

## 3. Does Sai Ashwini Homes provides anything for Free?

Yes, In **Sai Ashwini Homes** we don't Charge For Designs and Project Management. Also we provide Floor plan and personalised Quotations without getting any payment.

## 4. Does Sai Ashwini Homes assist me in liaising works?

**Sai Ashwini Homes** will provide liaising assistance with government agencies to obtain permissions and A approvals, Construction Plan Sanction, Bank Loans and Electricity Connections.

## 5. How long will take to complete a residential house construction?

The timeline for completion of a residential house construction varies depending on the No of floors and complexity of the house design. Typically for a 2 storey Building it's about 7 to 8 Months.

## 6. Does Sai Ashwini provide turnkey projects including interiors and landscape?

Yes, we provide Interior designs and Landscaping. We have got our own Interiors Fit out manufacturing factory as well.



**"STRONG FOUNDATIONS,  
TIMELESS CREATIONS."**

**CONTACT:**

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